

City Council  
Atlanta, Georgia

**06-O-1806**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-88**  
Date Filed: 7-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1634, 1654 and 1700 Hollywood Road, N.W.** be changed from R-4 (Single family residential) District to the RG-3-C (Residential General-Sector 3-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 251, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**CONDITIONS for Z-06-88 for 1634, 1654 and 1700 Hollywood Road, N.W.**

1. A site plan entitled "The Village at Scotts Crossing" by Planners and Engineers Collaborative dated April 3, 2006 last revised 8/29/06 and marked received by the Bureau of Planning September 13, 2006;
2. 5% American with Disabilities Act (ADA) handicap accessible units. These units shall have master bedroom on the main level and washer/dryer capability on the main level. There shall be a continuous unobstructed accessibility from the public street to the garage and onto the main level of the unit;
3. A minimum of 4.25 parking spaces per unit. Each unit should accommodate four (4) vehicles which consist of a 2 car side-by-side garage and 2 exterior parking spaces in front of the garage. The additional parking should be designated throughout the property as guest parking and located as close as practicable to the buildings. The additional designated guests parking shall be constructed as a separate parking lot and shall not be part of on-street parking;
4. The property proposed for rezoning shall have ingress and egress points along either Browntown Road or Hollywood Road;
5. A distance of a minimum of twenty (20) feet from the back of the curb to the garage door opening of the unit;
6. A minimum roadway width of twenty-four (24) feet and a minimum of four (4) feet in width of sidewalks along both sides of the street measured from back of curb to back of curb.
7. Minimum square footage shall be 1,500 square feet per unit.
8. All units shall be comprised of either stone, brick, stucco or hardiplank or any combination thereof.
9. A minimum of two (2) pocket parks spread throughout the development.
10. Exterior lighting shall be designed so as to minimize light spill into those existing surrounding residential structures.
11. The development shall retain storm water runoff at 35% less than the pre-development condition (this represents a 5% improvement above the standards adopted in the City of Atlanta's Regulation regarding storm water runoff for new development).
12. The project shall have a clubhouse with a minimum of 1,600 square feet of heated floor area and will contain an area set aside for meeting space sufficient to accommodate 150 people.
13. The developer shall provide a copy of its tree save plan to the Chairman of NPU-G and to the District Council Member at the time the proposed plan is submitted to the Bureau of Buildings. Evidence of meeting this condition shall be a letter from the applicant transmitting said plan to NPU-G.

14. These conditions of zoning shall be binding upon all successors and assigns of the Applicant. The subdivision, sale, or partition of all or any part of this property shall not alter the obligation of all owners of the property to comply with these conditions of zoning. The Applicant will not change any major elements of the Site Plan approved herein without providing evidence that notice of such request has been given to the Chair of the of NPU-G.



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ORIGINAL

LEGAL DESCRIPTION  
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN  
LAND LOT 251 OF THE 17TH DISTRICT, 2RD SECTION, FULTON  
COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING at the intersection of the 50 ft. right-of-way of  
Browntown Road and the 60 ft. right-of-way of Hollywood Road;  
THENCE South 02 degrees 48 minutes 27 seconds East for a  
distance of 317.82 feet along the 60 ft. right-of-way of Hollywood  
Road to a point;  
THENCE North 89 degrees 30 minutes 52 seconds West for a  
distance of 5.80 feet to a point;  
THENCE South 00 degrees 06 minutes 33 seconds West for a  
distance of 455.00 feet along the 60 ft. right-of-way of Hollywood  
Road to an iron pin found (#4 rebar) at the TRUE POINT OF BEG-  
INNING;  
THENCE South 00 degrees 09 minutes 42 seconds West for a  
distance of 178.94 feet along the 60 ft. right-of-way of Hollywood  
Road to an iron pin set (#4 rebar);  
THENCE North 89 degrees 14 minutes 16 seconds West for a  
distance of 263.45 feet to a point;  
THENCE South 78 degrees 33 minutes 07 seconds West for a  
distance of 151.93 feet to an iron pin found (1.5" open top pipe);  
THENCE South 77 degrees 42 minutes 46 seconds West for a  
distance of 22.54 feet to an iron pin found (#4 rebar);  
THENCE South 78 degrees 24 minutes 41 seconds West for a  
distance of 497.63 feet to an iron pin found (1.5" open top pipe);  
THENCE South 78 degrees 26 minutes 03 seconds West for a  
distance of 639.11 feet to an iron pin set (#4 rebar) on the 70 ft. right-  
of-way of James Jackson Parkway;  
THENCE along a curve to the right having a radius of 9723.39  
feet and an arc length of 222.99 feet, being subtended by a chord  
of North 02 degrees 36 minutes 18 seconds West for a distance of  
222.98 feet along the 70 ft. right-of-way of James Jackson Parkway  
to a point;  
THENCE North 01 degrees 56 minutes 53 seconds West for a  
distance of 397.17 feet to a point;  
THENCE along a curve to the right having a radius of 68.50  
feet and an arc length of 70.31 feet, being subtended by a chord  
of North 27 degrees 27 minutes 20 seconds East for a distance of  
67.26 feet along the 70 ft. right-of-way of James Jackson Parkway  
to a point on the 50 ft. right-of-way of Browntown Road;  
THENCE North 56 degrees 51 minutes 32 seconds East for a  
distance of 313.89 feet along the 50 ft. right-of-way of Browntown  
Road to a point;  
THENCE North 82 degrees 28 minutes 52 seconds East for a  
distance of 325.79 feet to an iron pin set (#4 rebar);  
THENCE South 00 degrees 34 minutes 12 seconds West for a  
distance of 446.91 feet to an iron pin found (#4 rebar);  
THENCE South 89 degrees 30 minutes 01 seconds East for a  
distance of 480.87 feet to a point;  
THENCE South 88 degrees 46 minutes 29 seconds East for a  
distance of 158.44 feet to a point;



Z-66-88

THENCE South 10 degrees 51 minutes 45 seconds East for a distance of 18.13 feet to a point;  
THENCE South 11 degrees 01 minutes 06 seconds West for a distance of 59.19 feet to a point;  
THENCE South 81 degrees 25 minutes 41 seconds East for a distance of 67.23 feet to a point;  
THENCE North 15 degrees 52 minutes 53 seconds East for a distance of 89.15 feet to a point;  
THENCE South 89 degrees 52 minutes 55 seconds East for a distance of 237.49 feet to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 15.46 acres more or less.



Z-06-88

RCS# 481  
8/21/06  
4:05 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-1790 THRU 06-O-1811 (1-22)

REFER

YEAS: 15  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE